106.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,781,600	/	1,781,600
USE VALUE:	1,781,600	/	1,781,600
ASSESSED:	1,781,600	/	1,781,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGLIOZZI RAYMOND F&MONIQUE A
Owner 2:	
Owner 3:	
Street 1:	28 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOWMAN RICHARD W--ETAL -
Owner 2:	BOWMAN LOIS BROWN -
Street 1:	28 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,380 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 2014, having primarily Clapboard Exterior and 4146 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13380.000	1,206,600		575,000	1,781,600
Total Card	0.307	1,206,600		575,000	1,781,600
Total Parcel	0.307	1,206,600		575,000	1,781,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.72 | /Parcel: 429.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 67778
GIS Ref:
GIS Ref:
Insp Date: 05/28/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,193,900	0	13,380.	575,000	1,768,900	1,768,900	Year End Roll	12/18/2019
2019	101	FV	967,300	0	13,380.	575,000	1,542,300	1,542,300	Year End Roll	1/3/2019
2018	101	FV	967,300	0	13,380.	492,800	1,460,100	1,460,100	Year End Roll	12/20/2017
2017	101	FV	967,300	0	13,380.	460,000	1,427,300	1,427,300	Year End Roll	1/3/2017
2016	101	FV	967,300	0	13,380.	394,300	1,361,600	1,361,600	Year End	1/4/2016
2015	101	FV	719,000	0	13,380.	353,200	1,072,200	1,072,200	Year End Roll	12/11/2014
2014	130	FV		0	13,380.	326,900	326,900	326,900	Year End Roll	12/16/2013
2013	101	FV	332,700	900	13,380.	311,700	645,300	645,300		12/13/2012

!8355!

PRINT

Date	Time
12/10/20	22:55:55

LAST REV

Date	Time
05/13/16	09:00:47

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8355

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWMAN RICHARD	1412-124		3/8/2012	Change>Sale	662,500	No	No		
	1000-191		7/1/1985		243,750	No	No		Y

USER DEFINED

Prior Id # 1:	67778
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2015	532	Solar Pa	30,292					
7/17/2013	1095	New Buil	479,750	O				
6/7/2013	817	Manual	6,500					
4/26/2013	607	Demoliti	5,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2015	Meas/Inspect	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
7/15/2013	Info Fm Prmt	EMK	Ellen K
7/9/2013	Meas/Inspect	JBS	JOHN S
6/17/2013	Info Fm Prmt	EMK	Ellen K
2/27/2009	Meas/Inspect	163	PATRIOT
11/1/1999	Meas/Inspect	243	PATRIOT
8/1/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13380		Sq. Ft.	Site		0	70.	0.61	4									574,979						575,000	

Total AC/HA:	0.30716	Total SF/SM:	13380	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	574,979	Spl Credit		Total:	575,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.94686174
Const Adj.:	1.57956696
Adj $ / SQ:	157.041
Other Features:	158782
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1211403
Depreciation:	4846
Depreciated Total:	1206557

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 3			HB 1	

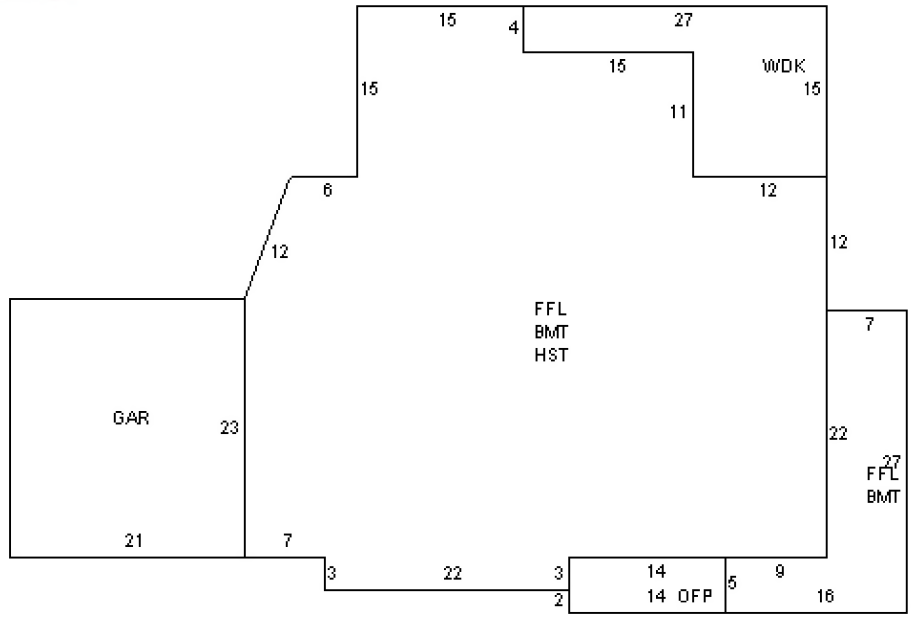
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	229.28
Special Features:	0	Val/Su Net:	217.48
Final Total:	1206600	Val/Su SzAd	341.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,436	157.040	382,553
BMT	Basement	1,218	75.380	91,813
HST	Half Story	1,101	157.040	172,902
GAR	Garage	483	31.870	15,393
WDK	Deck	240	16.060	3,854
OFP	Open Porch	70	63.300	4,431

Net Sketched Area:	5,548			Total:	670,946
Size Ad	3537	Gross Are	7867	FinArea	4146

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	